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September 1, 2009

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

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#26 SEPTEMBER 1, 2009

Agenda No. 10
04/28/09

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**Re: CONDITIONAL USE PERMIT NUMBER 2007-00146-(5)
HOUSING PERMIT NUMBER 2007-00005-(5)
OAK TREE PERMIT NUMBER 2007-00039-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced permits which propose the construction and operation of a 278-unit senior citizen apartment complex and a senior citizen assisted and independent living facility in the unincorporated community of Altadena. At the completion of the hearing you indicated an intent to approve the permits, subject to several modifications, and instructed us to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

ROBERT E. KALUNIAN
Acting County Counsel

By

[Signature]
LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

[Signature]
JOHN F. KRATTLI
Senior Assistant County Counsel

LLH:sh
Enclosure

HOA.636978.1

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
CONDITIONAL USE PERMIT NUMBER 2007-00146-(5)
HOUSING PERMIT NUMBER 2007-00005-(5)
OAK TREE PERMIT NUMBER 2007-00039-(5)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 2007-00146-(5) ("CUP"), Housing Permit No. 2007-00005-(5) ("Housing Permit"), Oak Tree Permit No. 2007-00039-(5) ("Oak Tree Permit"), and Local Plan Amendment No. 200800005-(5) ("Plan Amendment") on April 28, 2009. The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on these applications on October 1, 2008.
2. The permittee, Episcopal Home Communities, proposes to construct a senior citizen assisted and independent living facility ("Assisted Living Facility") on 6.14 acres located at 2212 El Molino Avenue in the unincorporated community of Altadena, and a senior citizen apartment complex consisting of four separate buildings ("Apartment Complexes") on the adjacent 2.04 acres (the Assisted Living Facility and Apartment Complexes collectively referred to as ("project")). The Assisted Living Facility will provide 200 independent living units and 38 assisted living units for senior citizens, and the Apartment Complexes will provide 40 apartment units for senior citizens. Together, the project will provide a total of 278 housing units for seniors citizens.
3. The Assisted Living Facility will be located on the western, 6.14-acre portion of the site ("Western Side") where the retirement community known as The Scripps Home ("Scripps") was previously located. Scripps had a maximum capacity of 193 senior citizens, and included a 70-bed skilled nursing facility. Scripps and its accessory facilities were demolished in 2008. The site for the instant project includes both the Scripps site and the adjacent 2.04-acre site to the east ("Eastern Side").
4. The Assisted Living Facility will have a maximum of four stories, a maximum height of 65 feet, and will contain a unit mix of 134 one-bedroom units, 88 two-bedroom units and 16 studio units. Each of the four separate buildings in the Apartment Complexes will have a maximum of three stories, a maximum height of 35 feet, and will each contain 10 two-bedroom units, for a total of 40 two-bedroom units.
5. The subject property is bounded by Calaveras Street to the North, Alameda Street to the South, Crawford Avenue to the East, and El Molino Avenue to the West.

6. The project will provide a total of 344 on-site parking spaces, 280 of which will be located in a subterranean parking garage, and the remaining 64 parking spaces will be provided at-grade.
7. The subject site crosses two zones. The Western Side is zoned A-1 (Light agriculture), and the Eastern Side is zoned R-2 (Two-family residence).
8. The Oak Tree Permit seeks to authorize the removal of nine oak trees from the site. The Housing Permit seeks to authorize a density increase of 14 percent over the otherwise allowable residential density in the Eastern Side. With this density increase, the Eastern Side will have a total of 40 senior citizen units.
9. The project is intended to employ a staff of approximately 92 persons.
10. The subject property is within the area covered by the Altadena Community Plan ("Community Plan"). The Western Side of the site is designated as Category 1 (Institutional) in the Community Plan, which has no density limitation, and the Eastern Side of the site is designated as Category 2 in the Community Plan, which is defined as Low-Density Residential, 1 to 6 dwelling units/acre. The Plan Amendment is a related request to change the land use designation in the Community Plan for the Eastern Side of the site from category 2 to category 4, which is defined as Medium-Density Residential, 12 to 22 dwelling units/acre.
11. The surrounding properties are zoned as follows:

North:	R-2, C-2 (Neighborhood business), and C-3 (Unlimited commercial);
South:	R-2, C-3;
East:	R-2; and
West:	R-1-10,000 (Single-family residence, 10,000-square-foot minimum lot size), and R-2.
12. Surrounding land uses within 500 feet include:

North:	Commercial/multi-family residential;
South:	Single-family residential/middle school;
East:	Multi-family residential; and
West:	Multi-family residential/elementary school.
13. Land use policies in the Community Plan "allow for the intensification of land uses only as it does not adversely impact existing uses, neighborhoods, and the prevailing low density character of the Altadena community," and such intensified land uses shall "provide opportunities for new moderate density residential units to serve senior citizen needs in proximity to local-serving commercial uses, community facilities, and public transit." The project is a senior citizen housing facility for residents to "age in place," with amenities on site and which is located in close proximity to commercial uses.

14. The R-2 development standards will apply to both the Western and Eastern Sides of the project, except as they relate to the height of the Assisted Living Facility on the Western Side. The maximum height permitted in the R-2 zone is 35 feet, but the Assisted Living Facility will have a maximum height of 65 feet, which is consistent with the height standards in the Western Side's underlying A-1 zone.
15. Prior to the Commission's public hearing, an Initial Study was prepared for the project under the California Environmental Quality Act ("CEQA"). Based on the Initial Study, the County Department of Regional Planning ("Regional Planning") determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the project, finding that with the mitigation measures set forth in and carried out through the Mitigation Monitoring Program ("MMP"), there was no substantial evidence that the project would have a significant effect on the environment.
16. Prior to the Commission's public hearing, the Commission received correspondence in support of the project from various local community groups. In addition, the Altadena Town Council unanimously voted to support the project. The permittee held several community meetings prior to the Commission's public hearing to provide information to the public about the project.
17. Prior to the Commission's public hearing, the permittee met with several community members to address their concerns regarding potential increased traffic near the project's main entrance on El Molino Avenue.
18. At the Commission's October 1, 2008 public hearing, the Commission heard a presentation from staff and testimony from the permittee's representatives. The Commission also heard testimony regarding the neighbors' traffic concerns described in Finding No. 17.
19. At the Commission's hearing, the permittee explained that the main entrance to the facility on El Molino Avenue was for drop-off and pick-up only, and that the entrance to the facility on Alameda Street, through which residents would enter or exit the parking garages, would see the most traffic volume. The Commission found that the Alameda Street entrance was the appropriate location for heavier traffic volume, and that the projected traffic near the main entrance on El Molino Avenue would not cause adverse traffic impacts to the nearby residents. In addition, the permittee agreed to restrict egress from the main entrance to a right-turn-only onto El Molino Avenue.
20. At the Commission's public hearing, the Commission noted the importance and need of senior citizen housing in the County, and found that the density for this project was appropriate in character and size for the local community.

21. On October 1, 2008, after hearing all testimony, the Commission closed the public hearing and approved the CUP, Housing Permit, and Oak Tree Permit, and recommended approval of the Plan Amendment to the Board.
22. Pursuant to section 22.60.230(B)(2), because the project approvals included a recommendation by the Commission to the Board on the Plan Amendment, the CUP, Housing Permit, and Oak Tree Permit were called up for review by the Board with the request for the Plan Amendment.
23. The Board conducted its public hearing on the project on April 28, 2009. At the Board's public hearing, the Board heard a presentation from staff, testimony from the permittee and its representatives, testimony from a number of persons and Altadena organizations in support of the project, and testimony from one person in opposition to the project. The chairman of the Altadena Town Council testified in support of the project.
24. At the Board's public hearing, the Board heard testimony regarding the significant benefits of the project, including the much-needed senior citizen housing for the area. The Board also heard testimony regarding the permittee's significant community outreach efforts prior to the Commission's hearing.
25. At the Board's public hearing, the Board heard testimony concerning the permittee's need to have an extended period to use the CUP beyond the two-year period proposed by staff. According to the permittee, the current market conditions make it difficult to market the units in the near future, so a four-year period to use the CUP and its related permits is appropriate.
26. At the conclusion of the Board's public hearing, the Board approved the MND for the project and indicated its intent to approve the CUP, Housing Permit, Oak Tree Permit, and Plan Amendment, subject to the following modified conditions of approval: (a) the Board granted a four-year, rather than a two-year, period for the permittee to use the CUP and its related permits, with a possible one-year extension subject to approval by Regional Planning; and (b) the Board prohibited the permittee from removing any oak tree at the site until the permittee obtains a grading permit for the project.
27. The Board finds that the proposed project will comply with all requirements of the federal fair housing statutes and regulations regarding senior citizen housing (42 U.S.C. section 3601, et seq.). The proposed project will qualify for, and satisfy the requirements of, "housing for older persons," as defined in 42 U.S.C. section 3607, and the regulations promulgated thereunder.
28. The Board finds that the proposed project will comply with all California fair housing statutes and regulations regarding senior citizen housing (California Government Code section 12955, et seq. and California Civil Code section 51, et seq.). The proposed project will qualify for, and satisfy the requirements of,

"housing for older persons," as defined in California Government Code section 12955.9 and the regulations promulgated thereunder.

29. The Board finds that the permittee's use is an appropriate replacement for the Scripps facility, previously located on the Western Side of the site.
30. The Board finds that the project as conditioned will be compatible with the surrounding area and will not pose adverse impacts nor overburden existing public services and facilities.
31. The Board finds that the project meets the requirements for a Housing Permit as set forth in section 22.56.2690 of the County Code.
32. The Board finds that the proposed use is consistent with the Community Plan, subject to approval of the requested Plan Amendment.
33. The Board finds that the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as otherwise required in order to integrate said uses with the uses in the surrounding area.
34. The Board finds that the project as conditioned will not disrupt or adversely impact local traffic conditions and the site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
35. The Board finds that with the conditions of approval, the project is compatible with surrounding uses in terms of scale, intensity, and design. The requested use at the subject property will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
36. The Board finds that an Initial Study was prepared for the project in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study and project revisions, an MND was prepared for the project.
37. The Board finds that an MMP consistent with the conclusions and recommendations of the MND was prepared and its requirements are incorporated into the conditions of approval for this project.
38. The Board reviewed and considered the MND and found that it reflects the independent judgment and analysis of the Board. After considering the MND and MMP together with any comments received during the public review process, the Board found that on the basis of the whole record before it, there was no

substantial evidence the project would have a significant effect on the environment.

39. The Board finds that the permittee has demonstrated the suitability of the subject property for the proposed use. The Board further finds that establishment of the proposed use at such location is in conformity with good zoning practice, and that compliance with the conditions of approval and the environmental mitigation measures in the MMP will ensure the project's compatibility with all applicable General Plan policies.
40. The Board finds that this project is not de minimus in its effect on fish and wildlife resources and thus is not exempt from Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
41. Approval of this project is conditioned on the permittee's compliance with the attached conditions of approval and the MMP.
42. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

(Regarding the CUP)

- A. That the proposed use with the attached conditions and restrictions and the mitigation measures in the MMP will be consistent with the adopted General Plan;
- B. That with the attached conditions and restrictions and the mitigation measures in the MMP, the requested use at the proposed location will not adversely effect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said uses with the uses in the surrounding area; and

- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and adequately served by other public or private service facilities as are required.

(Regarding the Oak Tree Permit)

- A. That the construction of this project will be accomplished without endangering the health of any remaining oak trees on the subject property that are subject to Chapter 22.56, Part 16, of the County Code;
- B. That the proposed removal of the oak trees will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated;
- C. That the proposed removal of the oak trees is necessary because their continued existence at the present location frustrates the planned improvement or proposed use of the subject property to such an extent that the placement of such trees precludes the reasonable and efficient use of such property for a use otherwise unauthorized;
- D. That the proposed removal of the oak trees will not be contrary to or in substantial conflict with the intent and purpose of the Oak Tree Permit procedure; and
- E. That the information submitted by the permittee and presented at the public hearings substantiates the required findings for an Oak Tree Permit as set forth in section 22.56.2100 of the County Code.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the MND was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently considered and reviewed the MND and that it reflects the independent judgment and analysis of the Board as to the environmental consequences of the project; certifies that it considered the MMP, finding that it is adequately designed to ensure compliance with the mitigation measures during project implementation; determined that on the basis of the whole record regarding the MND and MMP, there is no substantial evidence that the project will have a significant effect on the environment;
2. Certifies that it adopted the MND at the conclusion of its public hearing on the project; and
3. Approves Conditional Use Permit Number 2007-00146-(5), Housing Permit Number 2007-00005-(5), and Oak Tree Permit Number 2007-00039-(5), subject to the attached conditions.

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NUMBER 200700146-(5)
HOUSING PERMIT NUMBER 200700005-(5)
OAK TREE PERMIT NUMBER 200700039-(5)

1. This grant authorizes the use of the subject property for the construction, operation, and maintenance of a senior citizen assisted and independent living facility on a 6.14-acre parcel in the unincorporated community of Altadena, and a senior citizen apartment complex consisting of four separate buildings on the adjacent 2.04-acre parcel. The assisted living facility will provide 200 independent living units and 38 assisted living units for senior citizens, and the apartment complexes will provide a total of 40 apartment units for senior citizens. Together, the project will provide a total of 278 housing units for senior citizens, located at 2212 El Molino Avenue, as depicted on the approved Exhibit "A," subject to the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose unless and until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all the conditions of this grant, and that the conditions have been recorded as required by Condition No. 9, and until all required monies have been paid pursuant to Conditions No. 11, 12, and 13. Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director");
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of section 65009 of the California Government Code or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing, pay Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or the permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with section 2.170.010 of the Los Angeles County Code ("County Code").

6. This grant shall expire unless used within four years from the date of approval. Pursuant to section 22.56.140 of the County Code, the permittee may request a one-year time extension to use this grant, provided such request is made in writing with the applicable fee at least six months prior to the four-year expiration date described herein.
7. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. This grant shall not be effective unless and until the amendment to the Altadena Community Plan associated with this project has been adopted by the County Board of Supervisors ("Board") and has become effective.
9. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Registrar-Recorder/County Clerk. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
10. This grant shall terminate 40 years after the final approval date of this grant by the Board. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit, Housing Permit, and Oak Tree Permit application shall be filed with Regional Planning at least six months prior to said termination date, whether or not any modification of the use is requested at that time.
11. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Within 15 days after approval of this grant, the permittee shall deposit with the County the sum of \$3,000 to be

placed in a performance fund to be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including inspecting the permittee's adherence to development in accordance with the site plan on file at Regional Planning. This fund shall provide for 20 biennial inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The charge for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is \$150 per inspection.

12. The mitigation measures set forth in the project's Mitigated Negative Declaration ("MND"), and the mitigation measures set forth in the Mitigated Monitoring Program ("MMP"), attached hereto and approved as part of this grant, are incorporated herein by this reference and made conditions of this grant. The permittee shall comply with all such mitigation measures in accordance with the terms of the MMP. The permittee shall deposit the sum of \$3,000 with Regional Planning to defray the cost of reviewing and verifying the information contained in the required mitigation monitoring reports. The deposit is due and payable within 30 days of the final Board approval date of this grant.
13. Within three business days of the approval date of this grant, the permittee shall remit processing fees in the amount of \$2,068 payable to the County in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code and section 711.4 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the County Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant if it is found that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health, safety, or so as to be a nuisance. In the event that the County deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the applicant shall compensate the County for all costs incurred in such proceedings.

15. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, or by the approved Exhibit "A" or the revised Exhibit "A" approved by the Director.
16. Upon approval of this grant, the permittee shall contact the County Fire Department to determine the requirements that must be satisfied for fire protection purposes related to the permittee's use. All such requirements shall be satisfied to the satisfaction of and within the timeframe set by said department. In addition, the permittee shall comply with all requirements set forth in the Fire Department letters dated September 11, 2008 and May 15, 2008, attached hereto, except as otherwise required by said department.
17. The subject property shall be developed and maintained in compliance with the requirements of the County Department of Public Health. Water and sewer facilities and/or service shall be provided to the project to the satisfaction of said department.
18. All structures related to the permittee's use shall comply with the requirements of the County Department of Public Works ("Public Works"), Division of Building and Safety. In addition, the permittee shall comply with all requirements set forth in the Public Works' letter dated September 23, 2008, attached hereto, except as otherwise required by said department.
19. Except for seasonal decorations or signage provided by or for a civic or non-profit organization, all structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises. In the event any such extraneous markings become visible, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of their visibility, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
20. Within 90 days following the approval date of this grant, the permittee shall submit to the Director for review and approval a covenant running with the land for the benefit of the County showing that the permittee agrees to hold the 6.14-acre westerly portion of the property and the adjacent 2.04-acre easterly portion of the property as one. Once said covenant is approved, it shall be recorded in the office of the County Registrar-Recorder/County Clerk and shall remain in effect for the life of this grant or for as long as otherwise provided for in said covenant.
21. Within 90 days of the approval date of this grant, the permittee shall submit to the Director for review and approval five copies of any revised plans similar to Exhibit "A" presented at the Board's public hearing that depict all project changes required by this grant of approval.

22. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A." In the event that subsequent revised plans are submitted, the permittee shall submit four copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) for such revision.
23. Within 90 days of the approval date of this grant, the permittee shall submit to the Director for review and approval five copies of a landscape plan, which may be incorporated into the revised Exhibit "A" described above, showing the size, type, and location of all plants, trees, and watering facilities to be installed at the site. The landscape plan shall also show the proposed landscaping for the parking area on site to the satisfaction of the Director. The permittee shall maintain all landscaping in a neat, clean, and healthy condition, and shall properly prune, weed, remove litter, fertilize, and replace plants when necessary. Landscape watering facilities, if any, shall consist of a permanent water-efficient irrigation system, such as "bubbler" or drip irrigation, to irrigate all landscaped areas, except for turf or other ground cover.
24. Within 90 days of the approval date of this grant, the permittee shall submit to the Director for review and approval three copies of a lighting plan showing all proposed exterior lighting at the site. The lighting plan shall also show that all such exterior lighting will be hooded and directed away from neighboring residences to prevent direct illumination and glare and shall be turned off after 9 p.m., except any sensor-activated security lights and/or low level lighting along pedestrian walkways throughout the complex.
25. The development shall provide housing only to senior citizen households by at all times complying with the federal fair housing statutes and regulations under 42 United States Code section 3601, et seq.; the California fair housing statutes and regulations under California Government Code section 12955, et seq.; and California Civil Code section 51, et seq., for "housing for older persons," as defined in those federal and state statutes and regulations.
26. Within 90 days of the approval date of this grant, the permittee shall submit to County Counsel for review and approval a deed restriction, covenant, or similar document running with the land for the benefit of the County, showing that the development will provide housing only to senior citizen households, as described in Condition No. 25, for a minimum of 30 years. Said document shall contain remedies for violation of the covenant, including, but not limited to, appropriate monetary penalties. The approved document shall be recorded in the office of the County Registrar-Recorder/County Clerk, and such recordation shall occur prior to obtaining any building permit for development of the project.

27. A minimum of 247 parking spaces shall be provided on site, where at least seven such spaces shall be reserved for persons with disabilities, and at least one such space shall be van accessible. The required parking spaces shall be available only for vehicular parking and shall not be used for storage, automobile repair, or any other unauthorized use.
28. Egress from the main entrance of the facility onto El Molino Avenue shall be restricted to a right turn only.
29. The permittee shall be prohibited from removing any oak tree on site, unless and until the permittee has obtained a grading permit for the project.

Attachments:

MMP

Letters from County Fire Department dated September 11, 2008 and May 15, 2008

Letter from County Department of Public Works dated September 23, 2008

MITIGATION MONITORING AND REPORTING PROGRAM
MONTECEDRO PROJECT

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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4. HAZARDS – 4. NOISE

4-1	The proposed project shall comply with the Noise Insulation Standards of Title 24 of the California Code of Regulations, which ensures an acceptable interior noise environment. Specifically, the project sponsor shall submit an acoustical report prior to the issuance of building permits that demonstrates that the proposed building materials would ensure that interior noise levels attributable to exterior sources are no greater than 45 dBA CNEL.	Submittal and approval of acoustical report; and regular plan check	Prior to issuance of building permit	Project Applicant/Developer	Public Health
4-2	All construction and general maintenance activities, except in an emergency, shall be limited to the hours of 7:00 a.m. to 7:00 p.m. on Monday through Saturday and prohibited on Sundays and all federal holidays as stipulated in Section 12.08.440(A) of the Los Angeles County Noise Ordinance.	Compliance with noise control ordinance	Throughout construction	Developer//Construction Manager	Public Health
4-3	Staging and delivery areas shall be located as far as feasible from existing residences.	Regular plan check; site inspection	Throughout construction	Developer//Construction Manager	Public Health
4-4	To the extent feasible, deliveries shall be staged to occur from mid-morning to mid-afternoon, to take advantage of times when residential zones are less susceptible to annoyance from outside noise. Deliveries shall be coordinated by the construction contractor to reduce the potential of trucks waiting to unload for protracted periods of time.	Regular plan check; site inspection	Throughout construction	Developer//Construction Manager	Public Works and Public Health
4-5	All construction equipment shall be equipped with the manufacturers' recommended	Site inspection	Throughout construction	Developer//Construction Manager	Public Works and Public Health

**MITIGATION MONITORING AND REPORTING PROGRAM
MONTECEDRO PROJECT**

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.				
4-6 To the extent feasible, hydraulic equipment instead of pneumatic impact tools and electric powered equipment instead of diesel powered equipment shall be used for exterior construction work.	Regular plan check; site inspection	Throughout construction	Developer/Construction Manager	Public Works SCAQMD Public Health
4-7 Maintaining equipment in an idling mode shall be minimized. All equipment not in use longer than five minutes shall be turned off.	Site inspection	Throughout construction	Developer/Construction Manager	SCAQMD Public Health
4-8 For smaller equipment (such as, air-compressors and small pumps), line-powered (electric) equipment shall be used to the extent feasible.	Site inspection	Throughout construction	Developer/Construction Manager	Public Works SCAQMD Public Health
4-9 If construction of pilings are required for structural building support, they shall either be drilled and cast-in-place or sonically driven.	Regular plan check; site inspection	During construction	Developer/Construction Manager	Public Works Public Health
4-10 Prior to the commencement of any grading or excavation operations, construction noise barriers shall be erected between the construction site and the nearest homes to the south and west of the project site.	Regular plan check; site inspection	Throughout construction	Developer/Construction Manager	Public Works and Public Health
4-11 Any semi-stationary piece of equipment that operates under full power for more than sixty (60) minutes per day shall have a temporary ¾-inch plywood screen if there is a direct line-of-sight to any residential bedroom window from the equipment to homes along the eastern site perimeter.	Regular plan check; site inspection	Throughout construction	Developer/Construction Manager	Public Works and Public Health

MITIGATION MONITORING AND REPORTING PROGRAM
MONTECEDRO PROJECT

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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5. RESOURCES - 1. WATER QUALITY

5-1	Appropriate erosion control and drainage devices shall be incorporated to the satisfaction of the Building and Safety Department, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures.	Regular plan check; site inspection	Throughout construction	Developer//Construction Manager	Building and Safety and Public Works
5-2	All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.	Site inspection	Throughout construction	Developer//Construction Manager	Public Works
5-3	Leaks, drips, and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.	Site inspection	Throughout construction	Developer//Construction Manager	Public Works and Fire Dept.
5-4	Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.	Site inspection	Throughout construction	Developer//Construction Manager	Public Works and Fire Dept.
5-5	Dumpsters shall be covered and maintained. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.	Site inspection	Throughout construction	Developer//Construction Manager	Public Works
5-6	Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the trafficking of sediment into streets.	Site inspection	Throughout construction	Developer//Construction Manager	Public Works
5-7	All vehicle/equipment maintenance, repair, and washing shall be conducted away from	Site inspection	Throughout construction	Developer//Construction Manager	Public Works

**MITIGATION MONITORING AND REPORTING PROGRAM
MONTECEDRO PROJECT**

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
storm drains. All major repairs shall be conducted off-site. Drip pans or drop cloths shall be used to catch drips and spills.				
5-8 Applicant shall comply with the NPDES requirements of the California Regional Water Quality Control Board and the Los Angeles County Department of Public Works.	Acquire NPDES permit	Prior to issuance of grading permit	Developer/Construction Manager	RWQCB Public Works
6. RESOURCES – 2. AIR QUALITY				
6-1 The construction area and vicinity (500-foot radius) shall be swept (preferably with water sweepers) and watered at least three times daily. Site wetting shall occur often enough to maintain a 10 percent surface soil moisture content throughout all earth moving activities.	Site inspection	Throughout construction	Developer/Construction Manager	SCAQMD
6-2 All paved roads, parking and staging areas shall be watered at least once every two hours of active operations.	Site inspection	Throughout construction	Developer/Construction Manager	SCAQMD
6-3 Site access points shall be swept/washed within thirty minutes of visible dirt deposition.	Site inspection	Throughout construction	Developer/Construction Manager	SCAQMD
6-4 Onsite stockpiles of debris, dirt or rusty material shall be covered or watered at least twice daily.	Site inspection	Throughout construction	Developer/Construction Manager	SCAQMD
6-5 All haul trucks hauling soil, sand, and other loose materials shall either be covered or maintain two feet of freeboard.	Site inspection	Throughout construction	Developer/Construction Manager	SCAQMD
6-6 All haul trucks shall have a capacity of no less than twelve and three-quarter (12.75) cubic yards.	Site inspection	Throughout construction	Developer/Construction Manager	SCAQMD
6-7 Manage haul road dust by watering at least three times daily.	Site inspection	Throughout construction	Developer/Construction Manager	SCAQMD
6-8 At least 80 percent of all inactive disturbed surface areas shall be	Site inspection	Throughout construction	Developer/Construction Manager	SCAQMD

**MITIGATION MONITORING AND REPORTING PROGRAM
MONTECEDRO PROJECT**

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
watered on a daily basis when there is evidence of wind drive fugitive dust.	Site inspection	Throughout construction	Developer//Construction Manager	SCAQMD
6-9 Operations on any unpaved surfaces shall be suspended when winds exceed 25 mph.	Site inspection	Throughout construction	Developer//Construction Manager	SCAQMD
6-10 Traffic speeds on unpaved roads shall be limited to 15 miles per hour.	Site inspection	Throughout construction	Developer//Construction Manager	SCAQMD
6-11 Operations on any unpaved surfaces shall be suspended during first and second stage smog alerts.	Site inspection	Throughout construction	Developer//Construction Manager	SCAQMD
6-12 All haul routes associated with the construction of the proposed project shall be paved.	Site inspection	Throughout construction	Developer//Construction Manager	SCAQMD
6-13 To stabilize soils, during the site grading phase, apply soil stabilizers to inactive areas.	Site inspection	Throughout construction	Developer//Construction Manager	SCAQMD
6-14 To stabilize soils, during the site grading phase, replace ground cover in disturbed areas quickly.	Site inspection	Throughout construction	Developer//Construction Manager	SCAQMD
6-15 To stabilize soils, during the site grading phase, water exposed surfaces three times daily.	Site inspection	Throughout construction	Developer//Construction Manager	SCAQMD
6-16 During the site grading phase, all on and off-road diesel engines shall use aqueous diesel fuel.	Site inspection	Throughout construction	Developer//Construction Manager	SCAQMD
6-17 During the application of asphalt surfaces, all on and off-road diesel engines shall use aqueous diesel fuel.	Site inspection	Throughout construction	Developer//Construction Manager	SCAQMD
6-18 During the construction phase, all architectural coatings used shall have a VOC rating of 75lbs of VOC or less.	Site inspection	Throughout construction	Developer//Construction Manager	SCAQMD
6-19 Scheduling of construction phases shall be consistent with the following framework: <ul style="list-style-type: none"> Grading operations shall be spread out over a period of approximately 100 days in the 	Site inspection	Throughout construction	Developer//Construction Manager	SCAQMD

MITIGATION MONITORING AND REPORTING PROGRAM
MONTECEDRO PROJECT

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>year 2010;</p> <ul style="list-style-type: none"> Paving shall be restricted to an area of approximately 3.17 acres and shall occur over a 10 day period during 2011; Building construction shall be spread out over a period of at least 170 days ending in 2011; and Architectural coatings shall be applied over a period of at least 70 days during 2011. 				
<p>6-20 Mass site grading shall be limited as follows:</p> <ul style="list-style-type: none"> Grading shall be restricted to approximately 100,700 cubic yards of cut and fill including approximately 91,300 cubic yards of dirt export; Grading shall be restricted to a maximum daily disturbance area of approximately 2.00 acres per day. 	Site inspection	Throughout construction	Developer//Construction Manager	SCAQMD
<p>6-21 Usage of construction equipment shall be restricted as follows:</p> <ul style="list-style-type: none"> Grading equipment in use at any given time shall not exceed: 1 Grader, 1 Rubber Tired Dozer, 2 Tractors/loaders/backhoes, 1 Excavator and 1 Water Truck Paving equipment in use at any given time shall not exceed: 4 Cement and Mortar Mixers, 1 Paver, 2 Pieces of Paving Equipment, 1 Roller and 1 Tractor/Loader/Backhoe Building construction equipment in use at any given 	Site inspection	Throughout construction	Developer//Construction Manager	SCAQMD

MITIGATION MONITORING AND REPORTING PROGRAM
MONTECEDRO PROJECT

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
time shall not exceed: 2 Cement and Mortar Mixers, 1 Crane, 2 Forklifts, 1 Generator Set, 1 Tractor/ Loader/ Backhoe and 3 Welders				
6-22 Grading, paving and building construction equipment shall be operated no more than a total of 8 hours per day.	Site inspection	Throughout construction	Developer//Construction Manager	SCAQMD
VIII. RESOURCES – 4. ARCHAEOLOGICAL/HISTORICAL/PALEONTOLOGICAL				
8-1 If unknown archaeological, paleontological, and/or cultural materials are discovered during any grading or construction activity, work will stop in the immediate area. Upon such discoveries, the contractor shall immediately notify the project applicant and the County of Los Angeles. A paleontologist and/or archaeologist shall be consulted to determine the discovery's significance and, if necessary, formulate a mitigation plan, including avoidance alternatives, to mitigate impacts. Work can only resume in the area with the approval of the County of Los Angeles and paleontologist and/or archaeologist	Site inspection	During construction	Developer//Construction Manager	Regional Planning
8-2 Gloria's Cottage shall be relocated elsewhere on the project site by a qualified house moving company. As the building is now freestanding and surrounded by a large lawn, the new location shall feature a similar setting.	Site inspection	During construction	Developer//Construction Manager	Regional Planning
8-3 The south facing orientation of Gloria's Cottage, with its back to	Site inspection	During construction	Developer//Construction Manager	Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM
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Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
the street, is not a character-defining feature that needs to be preserved. Indeed, it would be preferable that the front of the building be visible from the public right-of-way where it can be appreciated.				
8-4 Gloria's Cottage shall not be overshadowed by the new building. To that end, it shall be set back from the new building a minimum of 20 feet.	Site inspection	During construction	Developer/Construction Manager	Regional Planning
8-5 The new use of the building shall require minimal changes to the character-defining features.	Site inspection	During construction	Developer/Construction Manager	Regional Planning
8-6 The rehabilitation of the building shall comply with the Secretary of the Interior's Standards.	Site inspection	During construction	Developer/Construction Manager	Regional Planning
8-7 The applicant shall hire a qualified historic preservation consultant to monitor the relocation and rehabilitation of Gloria's Cottage to ensure that it complies with the Secretary of the Interior's Standards.	Site inspection	During construction	Developer/Construction Manager	Regional Planning
XL. RESOURCES – 7. VISUAL QUALITIES				
11-1 The project applicant shall implement an approved Lighting Mitigation Plan; installed to the satisfaction of the Los Angeles County Departments of Public Works and Regional Planning, and the Los Angeles County Fire Department.	Submittal of lighting mitigation plan	Prior to the issuance of building permits	Project applicant/developer	Regional Planning Public Works Fire Department
11-2 Where driveway, parking area and walkway lighting is installed, only non-glare fixtures directed downward onto the project site shall be used. A combination of	Site inspection	During construction and project lifetime	Developer/Construction Manager	Regional Planning

**MITIGATION MONITORING AND REPORTING PROGRAM
MONTECEDRO PROJECT**

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
shielding, screening and directing the lighting away from off-site areas shall be utilized to minimize "spill-over" effects onto adjacent roadways and properties.				
11-3 For landscape lighting, only fixtures that cut-off light directed to the sky shall be installed. Exterior up-lighting for landscaping and building facades shall be prohibited. Only down-lighting for exterior-building mounted fixtures shall be permitted.	Site inspection	During construction and project lifetime	Developer//Construction Manager	Regional Planning
11-4 Use of "glowing" fixtures shall be prohibited. A glowing fixture is a lantern style fixture, or any fixture that allows light through its vertical components.	Site inspection	During construction and project lifetime	Developer//Construction Manager	Regional Planning
11-5 Outdoor light fixtures used to illuminate landscaping, flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a very narrow cone of light for the purpose of confining the light to the object of interest and minimize spill-light and glare.	Site inspection	During construction and project lifetime	Developer//Construction Manager	Regional Planning
11-6 All illuminated signs shall be designed, located, installed and directed in such a manner as to prevent objectionable light at (and glare across) the property lines and disability glare at any location on or off the property. No permanently installed lighting shall blink or flash.	Site inspection	During construction and project lifetime	Developer//Construction Manager	Regional Planning
11-7 Prior to issuance of grading permit, applicant shall submit a landscape plan to the Department of Regional	Submittal and approval of landscape plan; Site inspection	During construction and project lifetime	Developer//Construction Manager	Regional Planning

**MITIGATION MONITORING AND REPORTING PROGRAM
MONTECEDRO PROJECT**

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Planning, Department of Public Works, and L.A. County Fire Department for review and approval. Landscaping shall be provided in areas where plantings can reduce visible glare and enhance natural surroundings.				
11-8 Exterior lighting fixtures intended for security purposes shall be equipped with motion sensors.	Site inspection	During construction	Developer//Construction Manager	Regional Planning
11-9 Exterior buildings finishes shall be non-reflective and use natural subdued tones	Site inspection	During construction and project lifetime	Developer//Construction Manager	Regional Planning
11-10 All roofs shall be surfaced with non-reflective materials.	Site inspection	During construction and project lifetime	Developer//Construction Manager	Regional Planning
X11. Traffic				
12-1 School pedestrian routes as identified in consultation with the Pasadena Unified School District for District schools in the vicinity of the project site shall be maintained in a safe and convenient condition. The Applicant shall coordinate scheduling with the Pasadena Unified School District to provide sufficient notice to forewarn children and parents when currently existing school pedestrian routes will be impacted by project construction activities.	Site inspection	During construction	Developer//Construction Manager	Pasadena Unified School District
12-2 Adequate existing pedestrian routes shall be maintained along at least one side of all roadways.	Site inspection	During construction	Developer//Construction Manager	Pasadena Unified School District/ Los Angeles County Department of Public Works
12-3 If it is necessary to close a sidewalk, adequate warning and guide signs shall be provided to direct pedestrians along a detour route. The signage and any other traffic controls will conform to the Los Angeles County Department of	Site inspection	During construction	Developer//Construction Manager	Los Angeles County Department of Public Works

MITIGATION MONITORING AND REPORTING PROGRAM
MONTECEDRO PROJECT

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Public Works requirements, both for regulating pedestrians and for warning and regulating motorists.				
12-4 Whenever necessary to protect public safety, the Applicant shall coordinate with the Pasadena Unified School District to provide crossing guards or other appropriate personnel along identified pedestrian routes in the vicinity of the construction site during project construction activities when school is in session.	Site inspection	During construction	Developer//Construction Manager	Pasadena Unified School District
12-5 During construction, fencing and/or barriers shall be installed to secure the project site and construction equipment to minimize trespassing, vandalism and short-cut attractions.	Site inspection	During construction	Developer//Construction Manager	Los Angeles County Department of Public Works
12-6 No soil hauling truck traffic shall be allowed on Calaveras Street near Altadena Elementary School and on Lake Avenue near Elliot Middle School during typical school peak drop-off and pickup periods (e.g., 7:45 to 8:30 AM and 2:15 to 3:00 PM).	Site inspection	During construction	Developer//Construction Manager	Los Angeles County Department of Public Works
12-7 Trucks and construction equipment shall not be staged in adjacent residential areas during the construction periods.	Site inspection	During construction	Developer//Construction Manager	Los Angeles County Department of Public Works
12-8 Temporary "Truck Crossing" warning signs shall be placed 300 feet in advance of the site exits in each direction during times of construction. One flag person will be required at the project site to assist the truck operators in and out of the project area, as well as minimize conflicts with motorists.	Site inspection	During construction	Developer//Construction Manager	Los Angeles County Department of Public Works
XIII. SERVICES – 2. SEWAGE DISPOSAL				

**MITIGATION MONITORING AND REPORTING PROGRAM
MONTECEDRO PROJECT**

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
13-1 The existing 8-inch sewer located between manhole 434 and the LASC manhole in the intersection of El Molino and Sacramento Street shall be replaced entirely with a new 12-inch pipe, maintaining the existing slope of the 8-inch pipe.	Regular plan check; site inspection	During construction	Developer/Construction Manager	Dept. of Public Works
XVIII. Other Factors – 2. ENVIRONMENTAL SAFETY				
18-1 Any on-site stained concrete shall be removed and disposed of at an appropriate permitted facility. Once removed, exposed soils shall be visually observed to confirm the presence/absence of staining (an indication of contamination migration into the subsurface). If observed, stained soils shall be segregated and tested to identify appropriate remedial activities (if necessary).	Site inspection	During construction	Developer/Construction Manager	Fire Dept.
18-2 If unknown wastes or suspect materials are discovered during construction by the contractor which he/she believes may involve hazardous waste/materials, the contractor shall: <ul style="list-style-type: none"> • Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area; • Notify the Project Engineer of the implementing agency; • Secure the areas as directed by the Project 	Site inspection	During construction	Developer/Construction Manager	Fire Dept.

MITIGATION MONITORING AND REPORTING PROGRAM
MONTECEDRO PROJECT

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<ul style="list-style-type: none"> Engineer; and agency's Hazardous Waste/Materials Coordinator. 				



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: September 11, 2008

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CUP R2007-02030

LOCATION: MonteCedro - 2212 El Molino, Altadena

- ☐ The Fire Department Land Development Unit has no additional requirements for this permit.
- ☒ The required fire flow for this development is 3500 gallons per minute for 3 hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☒ The required fire flow for private on-site hydrants is 2500 gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing 1250 gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
Install 5 public fire hydrant(s). Verify existing public fire hydrant(s).
Install 1 private on-site fire hydrant(s). Location: Per site plan dated 09-SEP-2008 on file in LDU office.
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Comments: THIS PROJECT IS CEARED BY THE FIRE DEPARTMENT FOR PUBLIC HEARING.
- ☒ Location: Fire Flow performed by Rubio Land & Water on 09-04-08 is adequate for this project.
- ☐ Access: Access is adequate for this project.
- ☒ Special Requirements: SHALL PROVIDE FIXED EXTERIOR ROOF ACCESS LADDERS ON EAST SIDE OF MAIN BUILDING TO UPPER STORIES. LOCATIONS TO BE DETERMINED DURING ARCHITECTURAL PLAN REVIEW BY FIRE PREVENTION ENGINEERING.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: **SCOTT JAEGGI**

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-4243

R2007-0203 Bomo/ER



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

May 15, 2008

Anita Gutierrez, Regional Planning Assistant
Department of Regional Planning
Zoning Permits Section I
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Gutierrez:

OAK TREE PERMIT #2007-00039, EPISCOPAL HOME COMMUNITIES PROJECT, 2212 EL MOLINO AVENUE, ALTADENA

We have reviewed the "Request for Oak Tree Permit #2007-00039." The project is located at 2212 El Molino Avenue in the unincorporated area of Altadena. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Cy Carlberg, the consulting arborist, dated June 19, 2007.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$300. Such fees shall be

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	BRADBURY	CUDAHY	HAWTHORNE	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
ZUSA	CARSON	DUARTE	HUNTINGTON PARK	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
JALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	CLAREMONT	GARDENA	INGLEWOOD	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COMMERCE	GLENDORA	IRVINDALE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA FLINTRIDGE	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
			LA HABRA				WHITTIER

Anita Gutierrez, Regional Planning Assistant
May 15, 2008
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used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) initial inspection of temporary fencing (required to secure the protected zone of all remaining Oak trees), prior to the commencement of construction and two (2) subsequent annual inspections until the conditions of approval have been met.

The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chain link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review.

All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

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PERMITTED OAK TREE REMOVAL AND ENCROACHMENT:

7. This grant allows the removal of eight (8) trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers 6, 7, 10, 152, 211, 218, 220, and 225 on the applicant's site plan and Oak Tree Report.

This grant allows encroachment within the protected zone of eight (8) trees of the Oak genus identified as Tree Numbers 1, 2, 3, 4, 5, 150, 151, and 224, on the applicant's site plan map and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.
9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) trees for each tree removed for a total of sixteen (16) trees.
- The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachments.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* grown from a local seed source.

Anita Gutierrez, Regional Planning Assistant
May 15, 2008
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13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Additional mitigation trees shall be planted within one (1) year of the death of any tree, which results from its permitted encroachment. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

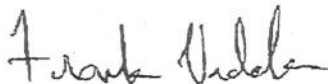
16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.

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20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

FV:jl

Enclosure

bc: Romo/ERU
Oak Notebook
#104
Chron



DEAN D. EFSTATHIOU, Acting Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

September 23, 2008

IN REPLY PLEASE
REFER TO FILE: LD-1

TO: Mark Child, AICP
Zoning Permits I Section
Department of Regional Planning

Attention Anita Gutierrez

FROM:  Steve Burger
Land Development Division

CONDITIONAL USE PERMIT (CUP) REVIEW AND COMMENT
PROJECT NO. R2007-02030-(5)
CUP NO. RCUP 200700146-(5)
2212 EL MOLINO AVENUE, 2141-2215 CRAWFORD AVENUE,
850 CALAVERAS STREET, AND 805-813 ALAMEDA STREET
UNINCORPORATED ALTADENA AREA

- ☒ Public Works recommends approval of this CUP.
- ☐ Public Works does **NOT** recommend approval of this CUP.

This supersedes the August 19, 2008, memorandum. We reviewed the site plan for the subject CUP, in the unincorporated Altadena area, located at 2212 El Molino Avenue, 2141-2215 Crawford Avenue, 850 Calaveras Street, and 805-813 Alameda Street. The project is for the construction, operation, and maintenance of a 278 unit (138,016 square feet) assisted living and independent living residential community for seniors.

Upon Regional Planning's approval of the site plan, we recommend the following conditions:

1. Sewer

- 1.1. The applicant shall install separate house laterals to the existing sewer main line in El Molino Avenue or Crawford Avenue to serve each building in the project.

1.2. Comply with the mitigation measures as identified in the approved sewer area study (PC 12068AS, dated July 7, 2008) to the satisfaction of Public Works. The sewer area study shall be invalidated should the total number of dwelling units increase the density increases, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Acting Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the CUP. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

1.3. Provide a digital copy (PDF format) of the approved area study.

For questions regarding the items above, please contact Allen Ma at (626) 458-4921.

2. Water

- 2.1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the project, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
- 2.2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, that under normal conditions the system will meet the requirements for the proposed land use, and that water service will be provided to each building.
- 2.3. If required, easements shall be granted to the County, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed for the project to the satisfaction of Public Works.
- 2.4. Submit landscape and irrigation plans for common area in the project, with landscape area greater than or equal to 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

For questions regarding the items above, please contact Lana Radle at (626) 458-4921.

3. Drainage

- 3.1. Prior to the issuance of a building permit, a grading plan and soils report must be submitted and approved. The grading plan must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the Standard Urban Stormwater Mitigation Plan (SUSMP) devices to the satisfaction of Public Works. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans.
- 3.2. Comply with the requirements of the drainage concept/hydrology study/SUSMP plan, which was conceptually approved on June 17, 2008, to the satisfaction of Public Works.

For questions regarding the items above, please contact Nazem Said at (626) 458-4921.

4. Right of Way and Road Improvement Requirements

- 4.1. Close any unused driveways with curb, gutter, and sidewalk along the property frontage on El Molino Avenue, Calaveras Street, Crawford Avenue, and Alameda Street.
- 4.2. Construct driveway approaches at the site to the satisfaction of Public Works. Relocate or reconstruct any affected utilities of catch basins.
- 4.3. Reconstruct (if needed) the existing sidewalk on El Molino Avenue, Calaveras Street, Crawford Avenue, and Alameda Street along property frontage to a minimum width of 5 feet adjacent to the right of way to the satisfaction of Public Works. Additional sidewalk pop-outs in the vicinity of any above-ground obstructions, including utilities, will be necessary to meet current Americans with Disabilities Act requirements. Relocate any affected utilities.

- 4.4. The owner shall be responsible for landscape maintenance of the parkway area along all street frontages and shall record a covenant to the satisfaction of Public Works.
 - 4.5. The southerly driveway on El Molino Avenue shall be restricted (by on-site One-Way signage and arrow pavement markings) to ingress movements only to the satisfaction of Public Works.
 - 4.6. The northerly driveway on El Molino Avenue shall be restricted (by on-site signage and arrow pavement markings) to right turn egress movements only at the request of the developer and the community members who reside on Colmon Street to the satisfaction of Public Works.
 - 4.7. All on-site block walls near driveway approaches (if any) shall be no higher than 3.5 feet in height to the satisfaction of Public Works.
 - 4.8. Provide a property line corner cut off based on a full parkway width at the following intersections to meet current guidelines of the Americans with Disabilities Act to the satisfaction of Public Works:
 - Alameda Street and El Molino Avenue
 - El Molino Avenue and Calaveras Street
 - Calaveras Street and Crawford Avenue
 - Crawford Avenue and Alameda Street
 - 4.9. Construct a 25-foot curb return radius at the following intersections to the satisfaction of Public Works:
 - Alameda Street and El Molino Avenue
 - El Molino Avenue and Calaveras Street
 - Calaveras Street and Crawford Avenue
 - Crawford Avenue and Alameda Street
- Relocate or reconstruct any affected utilities or catch basins to the satisfaction of Public Works.
- 4.10. Plant street trees along property frontage on El Molino Avenue, Calaveras Street, Crawford Avenue, and Alameda Street to the satisfaction of Public Works. Existing trees in dedicated, or to be dedicated, right of way shall be removed and replaced if not acceptable as street trees.

- 4.11. Submit street improvement plans and acquire street plan approval or direct check status before obtaining grading permit.
- 4.12. Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the Agreement to Improve, please contact Ruben Cruz at (626) 458-4910.

For questions regarding the items above, please contact Andy Narag at (626) 458-4921.

5. Grading

- 5.1. Submit a grading plan to Land Development Division for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the SUSMP devices, if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder(s) approvals.
- 5.2. A maintenance agreement may be required prior to grading plan approval for privately maintained drainage devices including any on-site SUSMP devices.
- 5.3. Obtain Geotechnical and Materials Engineering Division's soil/geology approval (if applicable) of the grading plan.

For questions regarding the items above, please contact Andy Narag at (626) 458-4921.

6. Street Lighting Requirements

- 6.1. Provide street lights on concrete poles with underground wiring along the property frontage on El Molino Avenue, Alameda Street, Calaveras Street, and Crawford Avenue to the satisfaction of Public Works. Submit street lighting plans showing all existing lights along with existing and/or proposed underground utilities plans as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section.

- 6.2. Upon approval of the CUP, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$405,000. The applicant shall comply with the conditions listed below in order for the lighting districts to pay for the future operation and maintenance of the street lights. The street lights shall be installed per approved plans prior to issuance of Certificate of Occupancy.
- 6.3. All street lights in the project, or approved project phase, must be constructed according to Public Works-approved plans. The contractor shall submit one complete set of As-built plans. Provided the above conditions are met, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any give year, provided all street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights located within gated communities.

For questions regarding the items above, please contact Jeff Chow at (626) 300-4752.

If you have any other questions or require additional information, please contact Toan Duong at (626) 458-4910.

JG:ca

P:/LDPUB/SUBMGT/CUP/PROJECT R2007-02030_RCUP200700146-(5)_2212 EL MOLINO.DOC



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
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LOS ANGELES, CALIFORNIA 90012-2713

ROBERT E. KALUNIAN
Acting County Counsel

September 1, 2009

TELEPHONE
(213) 974-1801
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(213) 626-7446
TDD
(213) 633-0901

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

Agenda No. 10
04/28/09

#26 SEPTEMBER 1, 2009

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**Re: LOCAL PLAN AMENDMENT CASE NUMBER 200800005-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced application for a local plan amendment to the Altadena Community Plan, which is associated with Conditional Use Permit Case Number 200700146-(5), Housing Permit Case Number 200700005-(5), and Oak Tree Permit Case Number 200700039-(5), and relates to a proposed development of a 278-unit senior citizen apartment complex and a senior citizen assisted and independent living facility in the unincorporated community of Altadena. At the completion of the hearing, you indicated an intent to approve the proposed local plan amendment and instructed us to prepare the appropriate resolution for approval. Enclosed is the proposed resolution for your consideration.

Very truly yours,

ROBERT E. KALUNIAN
Acting County Counsel

By

Lawrence L. Hafetz
LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

John F. Krattli
JOHN F. KRATTLI
Senior Assistant County Counsel

LLH:sh

Enclosures

HOA.602299.1

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES
RELATING TO THE ADOPTION OF LOCAL PLAN AMENDMENT
CASE NO. 200800005-(5)**

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with section 65350) provides for adoption of amendments to county general plans; and

WHEREAS, the Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 2007-00146-(5) ("CUP"), Housing Permit No. 2007-00005-(5) ("Housing Permit"), Oak Tree Permit No. 2007-00039-(5) ("Oak Tree Permit"), and Local Plan Amendment No. 200800005-(5) ("Plan Amendment") on April 28, 2009; and

WHEREAS, the Plan Amendment is a request to change the land use designation for a portion of the subject site in the Altadena Community Plan ("Community Plan") from category 2 (Low-Density Residential, 1 to 6 dwelling units/acre) to category 4 (Medium-Density Residential, 12 to 22 dwelling units/acre), all as more fully described herein.

WHEREAS, the CUP, Housing Permit, and Oak Tree Permit are related requests to authorize the construction, operation, and maintenance of the senior citizen housing project described herein.

WHEREAS, the Board of Supervisors finds as follows:

1. The permittee, Episcopal Home Communities, proposes to construct an assisted and independent living facility ("Assisted Living Facility") on 6.14 acres located at 2212 El Molino Avenue in the unincorporated community of Altadena, and a senior citizen apartment complex consisting of four separate buildings ("Apartment Complexes") on the adjacent 2.04 acres (the Assisted Living Facility and Apartment Complexes collectively referred to as "Project"). The Assisted Living Facility will provide 200 independent living units and 38 assisted living units for senior citizens, and the Apartment Complexes will provide 40 apartment units for senior citizens. Together, the project will provide a total of 278 housing units for seniors citizens.
2. The Assisted Living Facility will be located on the western, 6.14-acre portion of the site ("Western Side") where the retirement community known as The Scripps Home ("Scripps") was previously located. Scripps and its accessory facilities were demolished in 2008. The site for the instant project includes both the Scripps site and the adjacent 2.04-acre site to the east ("Eastern Side").
3. The Assisted Living Facility will have a maximum of four stories, a maximum height of 65 feet, and will contain a unit mix of 134 one-bedroom units, 88 two-bedroom units, and 16 studio units. Each of the four separate buildings in the

Apartment Complexes will have a maximum of three stories, a maximum height of 35 feet, and will each contain 10 two-bedroom units, for a total of 40 two-bedroom units.

4. The subject site crosses two zones. The Western Side is zoned A-1 (Light agriculture) and the Eastern Side is zoned R-2 (Two-family residence).
5. The subject property is within the area covered by the Community Plan, and the Western Side of the site is designated in the Community Plan as Category 1 (Institutional), which has no density limitation, and the Eastern Side of the site is designated in the Community Plan as Category 2, which is defined as Low-Density Residential, 1 to 6 dwelling units/acre.
6. Land use policies in the Community Plan allow for the intensification of land uses only as it does not adversely impact existing uses, neighborhoods, and the prevailing low density character of the Altadena community, and such intensified land uses shall "provide opportunities for new moderate density residential units to serve senior citizen needs in proximity to local-serving commercial uses, community facilities, and public transit." The project is a senior citizen housing facility for residents to "age in place," with amenities on site and which is located in close proximity to commercial uses.
7. The subject property is bounded by Calaveras Street to the North, Alameda Street to the South, Crawford Avenue to the East, and El Molino Avenue to the West.
8. The project will provide a total of 344 on-site parking spaces, 280 of which will be located in a subterranean parking garage, and the remaining 64 parking spaces will be provided at-grade.
9. The project site is of sufficient size to accommodate the building design, and the project will not overburden existing public services, nor disrupt or adversely impact local traffic, and it will be compatible with surrounding uses.
10. The project meets all criteria to exceed the density designated on the land use policy map in the Community Plan and will be consistent with the goals and objectives of the Community Plan and related policies of the Los Angeles County Department of Regional Planning.
11. The Plan Amendment is consistent with the goals and policies of the Community Plan. The proposed residential project will increase the supply of housing, promote the efficient use of land through a more concentrated pattern of urban development, improve the jobs-housing balance in the area, and concentrate well-designed high-density housing in and adjacent to job centers and local transit service.

12. An Initial Study was prepared for this project under this California Environmental Quality Act ("CEQA"). Based on the Initial Study, it was determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the project, that with the mitigation measures set forth in and carried out through the Mitigation Monitoring Program ("MMP"), there is no substantial evidence that the project would have a significant effect on the environment.
13. An important need exists for senior citizen housing in the County, and the density for this project is appropriate in character and size for the local community.
14. The project will comply with all requirements of the federal fair housing statutes and regulations regarding senior citizen housing (42 U.S.C. section 3601, et seq.). The proposed project will qualify for, and satisfy the requirements of, "housing for older persons," as defined in 42 U.S.C. section 3607, and the regulations promulgated thereunder.
15. The project will comply with all California fair housing statutes and regulations regarding senior citizen housing (California Government Code section 12955, et seq. and California Civil Code section 51, et seq.). The project will qualify for, and satisfy the requirements of, "housing for older persons," as defined in California Government Code section 12955.9 and the regulations promulgated thereunder.
16. The project is an appropriate replacement for the Scripps facility, previously located on the Western Side of the site.
17. The Board has considered the whole record, including testimony for and against the project; and

THEREFORE, BE IT RESOLVED THAT THE BOARD OF SUPERVISORS:

1. Certifies that the MND was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently considered and reviewed the MND and that it reflects the independent judgment and analysis of the Board as to the environmental consequences of the project; certifies that it considered the MMP, finding that it is adequately designed to ensure compliance with the mitigation measures during project implementation; determined that on the basis of the whole record regarding the MND and MMP, there is no substantial evidence that the project will have a significant effect on the environment;
2. Certifies that it adopted the MND at the conclusion of its public hearing on the project; and
3. Adopts Altadena Community Plan Amendment Case Number 200800005-(5).

The foregoing resolution was on the 1st day of September, 2009, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board also acts.

SACHI A. HAMAI, Executive Officer-
Clerk of the Board of Supervisors of
the County of Los Angeles

By [Signature]
Deputy

APPROVED AS TO FORM:

ROBERT E. KALUNIAN
Acting County Counsel

By [Signature]
Deputy



Attachment

AMENDMENT TO COUNTYWIDE GENERAL PLAN
ALTADENA COMMUNITY

PLAN AMENDMENT: 2008-00005-(5)

ON: _____

CATEGORY 2 TO CATEGORY 4







(PROPOSED: MEDIUM DENSITY RESIDENTIAL 12-22 DU/AC)



LEGAL DESCRIPTION:

LOTS 12 THROUGH 24 OF TRACT NO. 6162 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 65, PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  PLAN AMENDMENT AREA



0 100 200
FEET

COUNTY ZONING MAP
177H245

DIGITAL DESCRIPTION: \ZCO\ZD_ALTADENA\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
HAROLD V. HELSLEY, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR